

CITY of VISALIA

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	94,000
Annual Single-Family Units Permitted (1996-98, Avg.):	437
Annual Multi-Family Units Permitted (1996-98, Avg.):	36
Total Annual Residential Units Permitted (1996-98, Avg.):	473

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input checked="" type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	Y
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	Y	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input type="checkbox"/> 13. Water Connection Fees	-	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

-City Council Resolution 99-65 (1999) - impact fee update report

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?

Yes - but typical tract is larger

ii. Expected Location of New Subdivision in this Jurisdiction:

Southeast Visalia
Ben Maddox @ Monte Vista Avenue

iii. Expected Environmental Assessment Determination:

Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street or 20' of pavement, curb, gutter, sidewalk, st lights, st trees, perimeter walls, utility undergrounding, landscaping; possible signalization
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, sidewalks, st. lights, full infrastructure devt, utility undergrounding, front yard landscaping
-Common Amenities / Open Space:	-fees
-Project Management Requirements:	-Conditions of Approval; Home Owners Association
-Typical Reporting:	-hydrology, biological, wetlands, archaeological, noise, traffic

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	61.10
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Unit	161,590
Total Valuation per 25 Unit Subdivision Model	4,039,750

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		5,000
Zone Change Application Fee	flat		2,000
Conditional Use Permit - PUD	flat		1,576
Tentative Subdivision Map Filing Fee	flat		3,984
Final Subdivision Map Filing Fee	717 flat + 34.64/lot		1,583
Development Agreement	flat		526
Environmental Assessment / Neg Dec Fee	flat + recording fee		272
Subtotal Planning Fees			14,941

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1197.25	29,931
Plan Check Fee	65% Bldg Permit+SMIP	789	19,718
Strong Motion Instrumentation Fee (SMIP)	0.0001 x val'n	16.16	404
Electrical Permit Fee	22 flat + system fee	147	3,675
Plumbing Permit Fee	22 flat + fixture count	124	3,100
Mechanical Permit Fee	22 flat + fixture count	76.75	1,919
Grading Plan Check Fee	flat per schedule		44
Grading Permit Fee	1994 UBC		290
Subdivision Map Imprvt Plan Check Fee	flat per schedule		4,778
Subdivision Map Imprvt Inspection Fee	3% of 500K val'n		15,000
Subtotal Plan Check, Permit & Inspection Fees			78,859

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Facility Fee	1.93 / sf	4,825	120,625
Landscape, Lighting & Maintenance Dist. Fee	flat per lot	15	375
City - Transportation Impact Fee	9 trips @ 93.508/trip	841.57	21,039
City - Sewer Trunk Line Capacity Charge	flat per unit	486.80	12,170
City - Sewer Treatment Plant Connection	flat per unit	482.71	12,068
City - Park Acquisition Fee	flat per unit	276	6,900
City - Park Development Impact Fee	flat per unit	534	13,350
City - Storm Drainage Impact Fee	2174.94 per gross acre		10,875
Subtotal Infrastructure, Impact & District Fees			197,402
ix. Totals			
Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)			291,202
Total Fees per Unit (total from above / 25 units)			11,648

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes	
ii. Expected Location of Model in this Jurisdiction:	Southeast Visalia Ben Maddox @ Tulare -- Hidden Oaks area	
iii. Expected Environmental Assessment Determination:	Categorical Exemption	
iv. Typical Jurisdictional Requirements for this Model:		
-Site Improvements	-upgrade to current citywide infrastructure standards; install missing infrastr.	
-Typical Reporting	-none	
v. Model Valuation Information:		
Single-Family Dwelling Unit Valuation Price per Sq. Ft.	61.10	
Private Garage Valuation Price per Sq. Ft.	22.10	
Total Valuation per Model	161,590	
vi. Planning Fees:	Type / Fee Calculation Per Unit Fee Amount	
Environmental Assessment / Neg Dec Fee	flat + recording fee	272
Subtotal Planning Fees		272
vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation Per Unit Fee Amount	
Building Permit Fee	schedule based on val'n	1197.25 1,197
Plan Check Fee	65% Bldg Permit+SMIP	789 778
Strong Motion Instrumentation Fee (SMIP)	0.0001 x val'n	16.16 16
Electrical Permit Fee	22 flat + system fee	147 147
Plumbing Permit Fee	22 flat + fixture count	124 124
Mechanical Permit Fee	22 flat + fixture count	76.75 77
Grading Plan Check Fee	flat per schedule	44 44
Grading Permit Fee	1994 UBC	186 186
Subtotal Plan Check, Permit & Inspection Fees		2,569

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Facility Fee	1.93 / sf	4,825	4,825
Landscape, Lighting & Maintenance Dist. Fee	flat per lot	15	15
City - Transportation Impact Fee	9 trips @ 93.508/trip	841.57	842
City - Sewer Trunk Line Capacity Charge	flat per unit	486.80	487
City - Sewer Treatment Plant Connection	flat per unit	482.71	483
City - Park Acquisition Fee	flat per unit	276	276
City - Park Development Impact Fee	flat per unit	534	534
City - Storm Drainage Impact Fee	2174.94 per gross acre		283
Subtotal Infrastructure, Impact & District Fees			7,744
Total Fees for Single-Family Infill Unit Model (total of subtotals above)			10,585

D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of New Subdivision in this Jurisdiction:	Southeast Visalia Santa Fe Street @ Caldwell Avenue
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration
iv. Typical Jurisdictional Requirements for this Model:	

-Off-Site Improvements:	-1/2 street or 20' of pavement, curb, gutter, sidewalk, st lights, st trees, perimeter walls, utility undergrounding, landscaping; possible signalization
-Internal Site Improvements:	-no dedication of streets req'd; full infrastructure devt & easement dedication, full street, curbs, gutters, sidewalks, st. lights, utility undergrounding, landscaping
-Common Amenities / Open Space:	-fees + 7% open space requirement; other amenities at Planning Commission discretion, typ req'ts include: tot lot, picnic/BBQ area, common open space
-Project Management Requirements:	-Conditions of Approval; design review
-Typical Reporting:	-hydrology, biological, wetlands, archaeological, noise, traffic

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	57.90
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Unit	62,320
Total Valuation per 45 Unit Multi-Family Development Model	2,804,400

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		5,000
Zone Change Application Fee	flat		2,000
Conditional Use Permit - PUD	flat		1,576
Development Agreement	flat		526
Environmental Assessment / Neg Dec Fee	flat + recording fee		272
Subtotal Planning Fees			9,374

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	per bldg	16,081
Plan Check Fee	65% Bldg Permit+SMIP		10,554
Strong Motion Instrumentation Fee (SMIP)	0.0001 x val'n	6.23	156
Electrical Permit Fee	22 flat + system fee	72	3,240
Plumbing Permit Fee	22 flat + fixture count	115.25	5,186
Mechanical Permit Fee	22 flat + fixture count	76.75	3,454
Grading Plan Check Fee	flat per schedule		44
Grading Permit Fee	1994 UBC		264
Subdivision Map Imprvt Plan Check Fee	flat per schedule		4,778
Subdivision Map Imprvt Inspection Fee	3% of 500K val'n		15,000
Sidewalk Inspection Fee	flat per inspection		54
Parking Lot Paving Inspection Fee	37 flat 1st 99sf + .02/sf up to 10K sf (1791sf)		73
Subtotal Plan Check, Permit & Inspection Fees			58,884

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Facility Fee	1.93 / sf	1,930	86,850
Landscape, Lighting & Maintenance Dist. Fee	flat per lot	15	675
City - Transportation Impact Fee	6.118 trips @ 93.508ea	572.08	25,744
City - Sewer Trunk Line Capacity Charge	flat per unit	275.32	12,389
City - Sewer Treatment Plant Connection	flat per unit	482.71	21,722
City - Park Acquisition Fee	flat per unit	215	9,675
City - Park Development Impact Fee	flat per unit	409	18,405
City - Storm Drainage Impact Fee	3540.59 per gross acre		10,622
Subtotal Infrastructure, Impact & District Fees			186,082

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	254,340
Total Fees per Unit (total from above / 45 units)	5,652